



**City of Trinity, North Carolina  
Planning & Zoning Board Meeting  
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
May 26, 2020- 6:00 p.m.**

**Regular Meeting Minutes**

**Board members:** Jennifer Dennis, Ambrose Rush, Keith Aikens and Hunter Hayworth.

**Board Liaison:** Bob Hicks

**Others Present:** Planning and Zoning Director, Marc Allred; City Manager, Debbie Hinson ;City Clerk, Annette de Ruyter; Deputy Sgt., Kyle Cox; and other interested parties.

**Call to Order**

Board Co-Chair Aikens called the meeting to order at 6:00 pm and welcomed those present to the meeting. He led the Pledge of Allegiance and gave the Invocation.

**a) Approve and/or Amend Agenda**

Co-Chair Aikens called for a motion to approve or amend the Agenda.

*A motion was made by Board member Hayworth to amend the Agenda to appoint a Chair for the Board. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays.*

*Board member Aikens made a motion to appoint Board member Hayworth to serve as Board Chair. The motion was seconded by Board member Rush and approved with 4 ayes and 0 nays.*

*Board Chair accepted the position and resumed leading the meeting.*

**I. Approval of Minutes from February 24, 2020 Meeting**

**a. Item 1. Approve the February 24, 2020 Regular Minutes**

Chair Hayworth called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Rush to approve the February 24, 2020 minutes as presented, seconded by Board Aikens and approved with a vote of 4 ayes and 0 nays.*

## **II. Public Hearing**

Chair Hayworth opened this Item and called on Planning Director Allred for presentation.

### **1. Rezoning of PIN # 6797433663 (Phase 3 & 4 of Bellawood) from R-12 to R-10.**

Stormwater/Planning and Zoning Director Allred reviewed the Phase 3 & 4 of Bellawood along with PIN # 6797433663.

Mr. Allred reported to the Board the developer is trying to work with the same amount of lots that was originally approved by City of Trinity in 2016. There is a wetland that was not known at the time and the developer wants to create open space where there is a high degree of topography (steep terrain).

- Access: same as original subdivision
- Number of lots: 104 total, 54 in new phase. This is same as original.
- Minimum lot width is 60'
- Road Length= 1,670
- Road Width= 20'. Normally now it is 24', but this is a continuation of a previous subdivision that was approved at 20'.
- Right-of Way is 50'
- Will need community mailbox
- The new contractor is going to build out the rest of the subdivision at one-time. No phasing.
- Vegetative screening along NC-62
- Open space. They will be required to have an HOA
- Streetlighting will be like the other ones in Bellawood
- Sewer Easement/Greenway Easement on the western side. Would prefer the Greenway Easement closer to the commercial section. Those specific lots would not be able to have a permanent structure on the easement.
- Open Space will need to be labeled Open Space.

#### **Sewer/Street**

- Sewer manhole at Lot 50, 13-14' deep
- Sewer manhole at Lot 26-27 is 7.5' deep

#### **Stormwater**

- Deed out stormwater device to people /property who are using it.
- Measuring out everything south of stream that is being rezoned.
- Total projected impervious surface: 201,000 square feet.
- Impervious is 23.5 %
- Wetland: Most of water is being drained to Lot 35.

#### **DOT**

- Driveway permits have been approved.

#### **Davidson Water**

- Will need to re-work stub outs due to removal of streets.
- Keep sewer taps and cleanouts at the corner of property.

Board Chair Hayworth opened the Public Hearing at 6:20 pm.

Speaking for:

**Judy Stalder 3735 Admiral Drive, High Point, NC** – Ms. Stalder is asking to rezone Pin # 6797433663 from R-12 to R-10. The rezoning would allow the original 104 lots that was approved in 2016. The homes will be between 2,000 and 3,000 square feet.

Speaking against:

None

Chair Hayworth closed the Public Hearing at 6:30 pm.

After a brief discussion, *a motion was made by Board member Dennis to recommend rezoning the subdivision as presented. R-10 is compliant with the Land Development and the change would keep to the original 104 lots that was approved in 2016. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays.*

### **III. Business from Staff**

#### **a. Item 4. Code Enforcement Report & Permits Report**

Chair Hayworth opened this Item and called on Planning and Zoning Director, Allred for discussion.

Mr. Allred advised the Board there was only 1 new home permit issued this month.

Tall grass is the main complaint during the summer months in Code Enforcement.

### **IV. Comments from Staff**

City Clerk, Annette deRuyter advised those present that the next Jacob Carroll pick up is scheduled for June 5, 2020 @ 8:30 am. Please plan to volunteer for this event.

### **V. Comments from Board**

None

### **VI. Planning & Zoning Board Adjournment**

With no other business to discuss, *a motion was made by Board member Dennis to adjourn the May 26, 2020 meeting at 6:50 pm. The motion was seconded by Board member Rush and approved with a vote of 4 ayes and 0 nays.*